

1 **RESOLUTION NO.**

2 **WHEREAS**, the City conducted public engagement from July 2018 to May 2019, to
3 learn from the community what they hoped to see in an expansion of the Asian American
4 Resource Center (AARC); an

5 **WHEREAS**, the stakeholders in this process specifically cited public-private
6 partnerships (P3s), senior housing, and other elements that are not directly reflected in the
7 AARC Master Plan; and

8 **WHEREAS**, P3s are noted in the Austin Strategic Housing Blueprint as a
9 collaborative approach that can yield public benefits without spending public subsidies; and

10 **WHEREAS**, the City owns not only the property on which the AARC is located, but
11 also the adjacent property to the south known as the Rutherford Lane Campus, covering over
12 47 acres of City-owned property; and

13 **WHEREAS**, the Rutherford Lane Campus and the AARC are located within an area
14 designated as Job Center in the Imagine Austin Growth Concept Map; and

15 **WHEREAS**, the Rutherford Lane Campus and the AARC sit at the intersection of
16 Cameron Road and Rutherford Lane, roads identified as Transit Priority Network (TPN)
17 corridors in the adopted Austin Strategic Mobility Plan (ASMP); and

18 **WHEREAS**, the ASMP calls for transit-supportive densities along TPN corridors,
19 encourages employers to locate near public transportation by siting employment-intensive
20 commercial uses along TPN corridors, and facilitates social interaction by encouraging

21 mixed-use developments that are served by multiple transportation modes with active ground
22 floor uses and welcoming public spaces; and

23 **WHEREAS**, the City’s internal Strategic Facilities Governance Team is currently
24 looking across all City facility needs and leases to analyze and recommend facility strategies
25 to maximize the use of City resources; and

26 **WHEREAS**, given the demands on all City resources, the City Council values the
27 approach of maximizing the use of City-owned property for the benefit of the City and the
28 community; **NOW, THEREFORE**,

29 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

30 The City Manager is directed to initiate a process for redevelopment of the Rutherford
31 Lane Campus, including consideration of current and future City facility needs and private
32 development opportunities.

33 **BE IT FURTHER RESOLVED:**

34 The City Manager should consider expanding the AARC Master Plan to include the
35 Rutherford Lane Campus and identifying improvements made possible by a larger
36 redevelopment project, including:

- 37 1. Continuing PARD’s role as operator of the AARC;
- 38 2. Sharing parking on the Rutherford Lane Campus to potentially reduce the
39 surface parking requirements for the AARC, thereby creating more community
40 space;

- 41 3. Considering underground drainage infrastructure to serve the Rutherford Lane
42 Campus and the AARC, thereby creating a more cohesive development;
- 43 4. Integrating retail and/or office space into the Rutherford Lane Campus or the
44 AARC;
- 45 5. Incorporating placemaking principles that add value to the neighborhood and
46 on-site users;
- 47 6. Incorporating functional and flexible performing arts space at the AARC; and
- 48 7. Exploring the viability of on-site senior housing.

49 **BE IT FURTHER RESOLVED:**

50 The City Manager should explore various funding sources and methods for delivering
51 a multi-use campus, including but not limited to:

- 52 1. Establishing public-private partnerships with the potential to generate capital or
53 operating revenues for AARC, on-site facilities, and the general City budget;
- 54 2. Utilize an economic development corporation; and
- 55 3. Issuing debt and other financing mechanisms.

56 **BE IT FURTHER RESOLVED:**

57 In conjunction with the Strategic Facilities Governance Team recommendations, the
58 City Manager is directed to return to Council with a proposal to incorporate the AARC
59 Master Plan into a larger consolidated plan for the Rutherford Lane Campus and the AARC
60 by the end of 2019.

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ADOPTED: _____, 2019

ATTEST: _____

Jannette S. Goodall
City Clerk

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